

**ROBERT C. BYRD LOCKS & DAM  
GREENBOTTOM MITIGATION SITE  
EVALUATION REPORT OF THE EXISTING WETLANDS  
ON THE GENERAL JENKINS HOUSE**

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**EXHIBITS**

- I. CONDITIONS AS OF JUNE 17, 1992
- II. CONDITIONS AS OF JANUARY 25, 1995
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**1. BRIEF HISTORY**

The first European settler at Greenbottom was Thomas Hannan who settled near the mouth of Guyan Creek in 1796. William A. Jenkins purchased 4,395 acres of the Greenbottom lands in 1825. He built a temporary wooden house on the property while he finished building his large brick house. The brick house was finished in 1835. When William Jenkins died the estate was divided among his three sons. Albert Gallatin Jenkins inherited the house and the eastern third of the estate. Albert Gallatin Jenkins received a law degree from Harvard University and was elected to Congress for two terms. During the Civil War he served as a General in the Confederate Calvary and died on May 21, 1864, from wounds suffered on May 9th during the Battle of Cloyd's Mountain. The General Albert Gallatin Jenkins House is listed on the National Register of Historic Places and is presently used as the residence for the Greenbottom Wildlife Manager, West Virginia Department of Natural Resources.

The Jenkins Estate developed into prime farmland during the late 1800's. The November 7, 1895, Huntington Advertiser ran an article "In Upper Greenbottom, Some of the Garden Spots of Cabell County" which describes the crops of clover, baled straw and corn raised on the three farms that make up the Greenbottom Wildlife Management Area. The article indicates that the McCallister Brothers managed to drain the wetlands over the past 12 years. This would indicate that the major wetlands in the project area were drained between 1883 and 1895.

A photograph taken of the Andrew Beardsley Farm at Greenbottom on December 23, 1906, shows the Jenkins House with the adjacent wetland as an agricultural field. A 1934 Corps of Engineers aerial photograph clearly shows existing drainage tiles and ditch and the area reverting back to wetland. This was the period when the house was occupied by Virginia Jenkins who no longer had the resources to continue farming the area.

The Jenkins Estate house was constructed in 1835 of sandstone block foundation and brick structure. The original structure is two stories with a full basement. An addition was added on the left side of the existing house in the 1930's. The addition was constructed with a concrete block foundation and wood frame structure. Refer to Exhibit III, Photograph Numbers 1 & 2.

## **2. CONDITIONS AS OF JUNE 1992**

On June 17, 1992 a site visit was made to determine the impact of the existing wetland area on the General Jenkins House. A horizontal distance was established from the edge of water to the north exterior wall of the house, Refer to Exhibit I. Elevations at Top of Ground, Basement Floor, and Edge of Water were established using the first floor as a baseline elevation of 100 feet. A visual inspection of the basement was performed. The basement area appeared dry on the date of this inspection, but the presence of mold & mildew damage around the lower wall and floor indicated that there has been water present previously. The basement area showed no apparent distress of the foundation walls or floor, i.e. cracking, bulging, etc.

## **3. CONDITIONS AS OF JANUARY 1995**

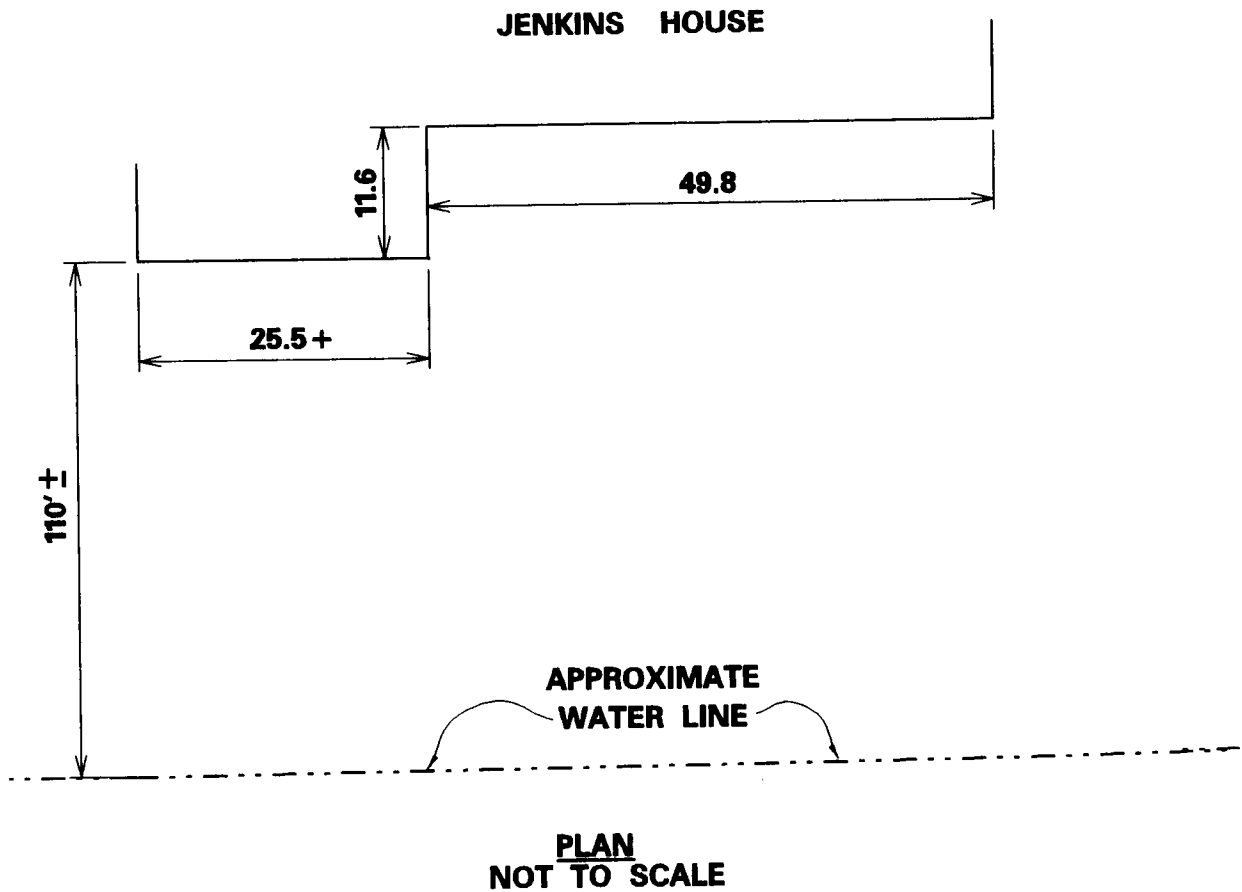
On January 25, 1995 a follow up visit was made to determine if any change in conditions existed that would indicate that the wetland area was adversely impacting the Jenkins House. The horizontal distance was established from the edge of water to the north exterior wall of the house, Refer to Exhibit II. Elevations were taken at Top of Ground, Basement Floor, and Edge of Water using the first floor as a baseline elevation of 100 feet. An inspection of the basement area was made accompanied by Mr. Ken Shaw, West Virginia Department of Natural Resources Wildlife Manager. Standing water was visible in a floor drain located in the basement lavatory. Some mold & mildew damage was noted around the area of the floor drain, see Exhibit III, Photograph Number 3. Mr. Shaw related that during heavy rains and wet periods that water comes in the basement through the concrete block walls, under the door and up through the floor drains. Mr. Shaw commented that an attempt was made to clean out the floor drain, however, the drain was apparently obstructed such that a hand held plumbers snake would not work. The basement area appeared dry on the date of this inspection. The basement area showed no apparent distress of the foundation walls or floor, i.e. cracking, bulging, etc. The ground around the south exterior wall of the house slopes towards the structure as indicated in Exhibit III, Photograph Number 5. This area corresponds to a couple of the points of water entry observed by Mr. Shaw.

#### **4. CONCLUSIONS**

Water enters the basement area of the house only during heavy rains and prolonged wet periods. The majority of the water appears to be surface run off entering under the exterior door and through the walls because of the existing ground slope. The existing drainage system consisting of three floor drains appears to be inadequate to handle the volume of water during these periods. The difference in elevation between the top of water in the wetlands and the basement floor is 6.0 feet plus and the edge of water is approximately 110 feet from the structure. There is no evidence at this time that the wetlands area contributes to any existing problems relating to the General Jenkins House.

#### **5. RECOMMENDATIONS**

It is recommended that the floor drain system be cleaned out and or replaced as necessary. The house should be retrofitted with a foundation drainage system and the area around the house should be sloped away from the structure to provide adequate drainage during heavy rains. Downspouts should be diverted away from the foundation of the house.



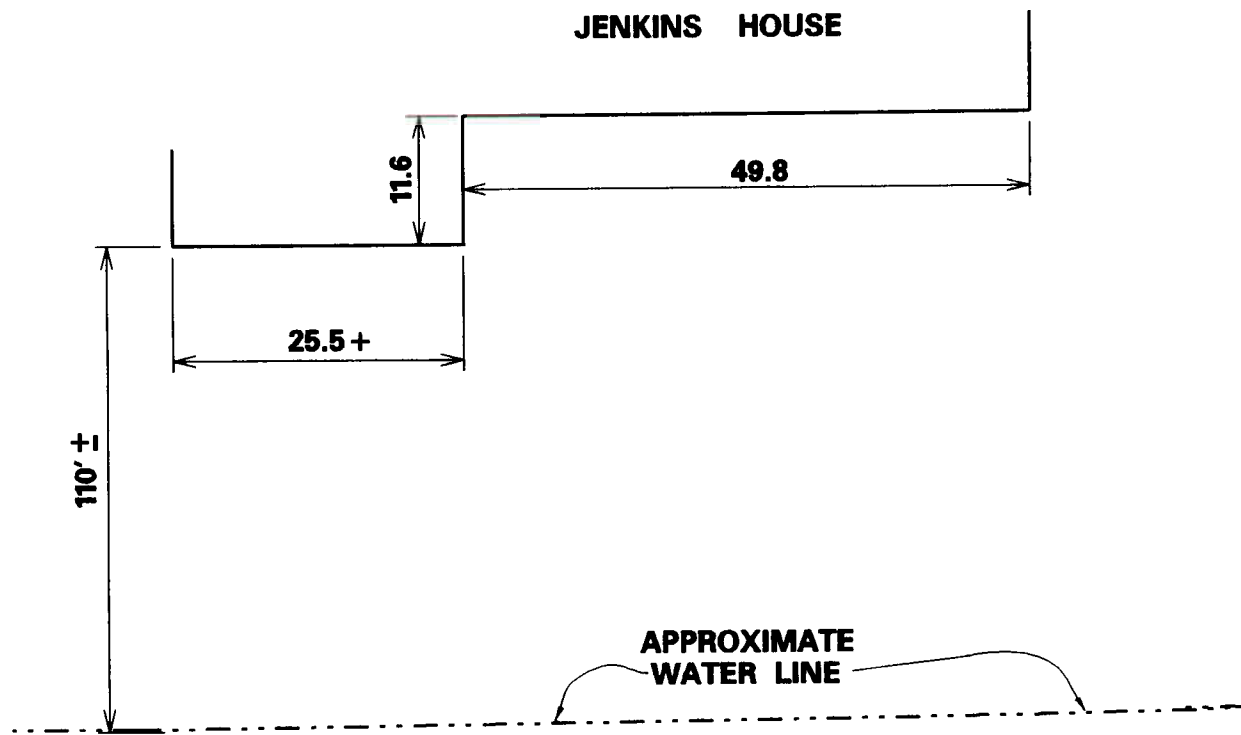
<b>FIRST FLOOR ELEVATION</b>	100'	
<b>TOP OF GROUND</b>	95.16	
<b>BASEMENT FLOOR</b>	91.66'	
<b>EDGE OF WATER</b>	85.64	<b>DIFFERENCE 6.02'</b>

**ELEVATION  
NOT TO SCALE**

**GREEN BOTTOM MITIGATION SITE  
GENERAL JENKINS HOUSE**

**CONDITIONS AS OF  
June 17, 1992**

**EXHIBIT I**



**PLAN**  
**NOT TO SCALE**

<b>FIRST FLOOR ELEVATION</b>	100'	
<b>TOP OF GROUND</b>	95.16'	
<b>BASEMENT FLOOR</b>	91.66'	
<b>EDGE OF WATER</b>	85.49'	DIFFERENCE 6.17'

**ELEVATION**  
**NOT TO SCALE**

**GREEN BOTTOM MITIGATION SITE**  
**GENERAL JENKINS HOUSE**

**CONDITIONS AS OF**  
**January 25, 1995**



**Photo #1 - Rear of Jenkins House Looking From Wetlands  
January 25, 1995**



**Photo # 2 - General Jenkins House in comparision to the Wetlands  
January 25, 1995**





Photo #3 - Floor Drain in Basement Floor  
January 25, 1995



Photo #4 - Damage to Interior Basement Wall  
January 25, 1995



Photo #5 - Showing Recessed Office Door to Ground Elevation  
January 25, 1995